

151.0

0002

0003.B

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED: 1,118,600 / 1,118,600  
 USE VALUE: 1,118,600 / 1,118,600  
 ASSESSED: 1,118,600 / 1,118,600



**Patriot**  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
380		GRAY ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: COFIELD JASON & TWILIGHT	
Owner 2:	
Owner 3:	
Street 1: 380 GRAY ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

## PREVIOUS OWNER

Owner 1: TAIT EDWIN J & -
Owner 2: NORI SARITA -
Street 1: 380 GRAY ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 6,198 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2005, having primarily Vinyl Exterior and 2736 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6198		Sq. Ft.	Site		0	70.	0.98	8									424,159						424,200	SUBDIV 12-30-03

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6198.000	694,400		424,200	1,118,600		255027
							GIS Ref
							GIS Ref
							Insp Date
							10/28/08

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

1,118,600 / 1,118,600

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>												
Type: 6	- Colonial			Full Bath: 1	Rating: Very Good									11	4	SFL	19							
Sty Ht: 2H	- 2 & 1/2 Sty			A Bath: 1	Rating:											FFL	21							
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good											BMT								
Foundation: 1	- Concrete			A 3QBth: 1	Rating:											( 60 )								
Frame: 1	- Wood			1/2 Bath: 1	Rating: Good																			
Prime Wall: 4	- Vinyl			A HBth: 1	Rating: Good																			
Sec Wall: 1		%		OthrFix: 1	Rating:																			
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>								<b>RESIDENTIAL GRID</b>												
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Very Good									1st Res Grid	Desc: Line 1	# Units: 1								
Color: YELLOW				A Kits: 1	Rating:									Level	FY LR DR D K FR RR BR FB HB L O									
View / Desir:				Fpl: 1	Rating: Good									Other										
<b>GENERAL INFORMATION</b>				WSFlue: 1	Rating:									Upper										
Grade: B	- Good			<b>CONDOS INFORMATION</b>								Lvl 2												
Year Blt: 2005	Eff Yr Blt:			Location: 1										Lvl 1										
Alt LUC:		Alt %:		Total Units: 1										Lower										
Jurisdct: G12		Fact: .		Floor: 1										Totals	RMS: 8	BRs: 4	Baths: 1	HB: 1						
Const Mod:				% Own: 1																				
Lump Sum Adj:				Name: 1																				
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>												
Avg Ht/FL: STD				Phys Cond: GD - Good	5.1	%		Exterior:		No Unit	RMS	BRs	FL											
Prim Int Wall: 1	- Drywall			Functional: 1		%		Interior:		1	8	4												
Sec Int Wall: 1		%		Economic: 1		%		Additions:																
Partition: T - Typical				Special: 1		%		Kitchen:																
Prim Floors: 3	- Hardwood			Override: 1		%		Baths:																
Sec Floors: 1		%		Total: 5.1		%		Plumbing:																
Bsmnt Flr: 12	- Concrete			<b>CALC SUMMARY</b>				Electric:																
Subfloor:				Basic \$ / SQ: 125.00				Heating:																
Bsmnt Gar: 2				Size Adj.: 1.03377187				General:																
Electric: 3	- Typical			Const Adj.: 1.04989493				Totals	1	8	4													
Insulation: 3	- Typical			Adj \$ / SQ: 135.669																				
Int vs Ext: S				Other Features: 128710																				
Heat Fuel: 2	- Gas			Grade Factor: 1.33																				
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.00000000																				
# Heat Sys: 1				NBHD Mod: 1																				
% Heated: 100		% AC: 100		LUC Factor: 1.00																				
Solar HW: NO		Central Vac: NO		Adj Total: 731750																				
% Com Wall		% Sprinkled: 1		Depreciation: 37319																				
				Depreciated Total: 694431																				
<b>MOBILE HOME</b>				Make: 1				WtAv\$/SQ: 1		AvRate: 1		Ind.Val: 1												
<b>SPEC FEATURES/YARD ITEMS</b>				Model: 1																				
				Serial #: 1				Juris. Factor: 1.00		Before Depr: 180.44														
				Year: 1				Special Features: 0		Val/Su Net: 175.18														
				Color: 1				Final Total: 694400		Val/Su SzAd: 253.80														
												<b>PARCEL ID</b> 151.0-0002-0003.B				<b>IMAGE</b>				<b>AssessPro Patriot Properties, Inc</b>				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							
More: N				Total Yard Items:				Total Special Features:				Total:												